

**Minutes of Meeting
Grafton Planning Board
December 14, 2009**

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A regular meeting of the Grafton Planning Board was held on Monday, December 14, 2009 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chairman, Robert Hassinger, Clerk Peter Parsons, Heath Christensen, and Stephen Qualey. Associate Member Sadie Miller was absent. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:00 p.m.

**ACTION ITEM 1-A – REQUEST FOR PLANNING BOARD ENDORSEMENT
“BRIGHAM HILL ESTATES” DEFINITIVE PLAN – BRIGHAM HILL
DEVELOPMENT, LLC, (PETITIONER)**

Chairman Spinney recused himself and Vice-Chair Hassinger chaired the agenda item.

Mr. Bishop informed the Board that all required recorded information had been inscribed on the mylars and they were ready to be endorsed by the Planning Board.

MOTION by Mr. Parsons, **SECOND** by Mr. Christensen, to endorse the “Brigham Hill Estates” Definitive Plan as presented and recommended by the Town Planner. **MOTION** carried by roll call vote: Parsons-aye; Hassinger-aye; Christensen-aye; Qualey-aye.

Mr. Bishop suggested the Board sign the mylars at the end of the meeting.

Chairman Spinney resumed the Chair seat of the Board.

**ACTION ITEM 1-B – CONSIDER DECISION – SP 2009-9 JAMES PENNELL &
SUSAN MCDERMID – 87 ELMWOOD STEET-DUPLEX**

Mr. Bishop suggested the Board determine whether the permit was being granted for an accessory apartment or a duplex and if they wanted to include a condition with regard to restriction to a family member, which is the typical conditioning of an accessory apartment

The Board discussed the discrepancies within the application and Draft decision as to whether the request was for an accessory apartment or a duplex, which would determine what type of conditioning would be recommended. Mr. Christensen expressed concerns about the ability of the applicant to resell the home if restrictive conditions were set with the special permit and stated his preference was to view it as a two-family dwelling. Mr.

Qualey pointed out that it really wasn't a two-family, but an apartment over a three-car garage.

MOTION by Mr. Parsons, **SECOND** by Mr. Christensen, to determine the application is for a two-family dwelling and to strike the conditions limiting occupancy to family members only. **MOTION** carried unanimously 5 to 0.

Mr. Bishop suggested the Board also amend Finding F-9, changing the language to state a detached two-family dwelling.

MOTION by Mr. Parsons, **SECOND** by Mr. Christensen, to amend Finding F-9 as stated. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to strike Conditions C-1 and C-2. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Parsons, **SECOND** by Mr. Hassinger, to have Staff make the necessary clerical changes to the draft decision. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to make favorable Findings as stated in the draft decision, grant the Waivers as listed in the draft decision, and to grant the Special Permit/Site Plan approval for the duplex, as modified by the Board. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-C – CONSIDER DECISION – SP 2009-10 T-MOBILE
NORTHEAST LLC – 244 WORCESTER STREET (WYMAN GORDON)
WIRELESS COMMUNICATIONS FACILITY**

Ms. Morgan noted the draft decision was pending the receipt of the recording secretary minutes, listed as exhibit #10.

Mr. Christensen noted typographical errors in Findings F-17 and F-30. Mr. Hassinger noted the favorable/not favorable references had been omitted from the Findings section.

MOTION by Mr. Qualey, **SECOND** by Mr. Parsons, to make favorable Findings for F-1 through F-18 as amended. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Christensen, **SECOND** by Mr. Qualey, to make favorable Findings for F-19 through F-59, as amended. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Parsons, **SECOND** by Mr. Qualey, to grant the Waiver as drafted. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Christensen, **SECOND** by Mr. Hassinger to approve the Special Permit/Site Plan application with Conditions C-1 through C-10 as drafted. **MOTION** carried unanimously 5 to 0.

Mr. Christensen noted he wished to state for the record that Finding F-33 is an unnecessary statement.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Parsons, **SECOND** by Mr. Hassinger, to approve the regular session minutes of November 23, 2009 as drafted. **MOTION** carried unanimously 5 to 0.

STAFF REPORT

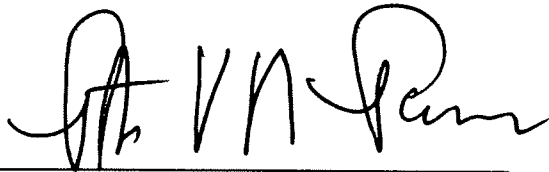
Mr. Bishop informed the Board that the Fisherville and Farnumsville Streetscape Committee will be seeking the Board of Selectmen endorsement, requesting that the project be made a priority project. Mr. Bishop stated he would be posting a joint meeting of the Planning Board for the Board of Selectmen's meeting on January 19, 2010 and asked that all members be present for support of the project. Mr. Bishop also noted that he has set up meetings with local delegates to try and recover some of the State funding that has become available to help complete the first phase. Mr. Bishop added that he would review the information at the next Planning Board meeting on January 11, 2010.

REPORTS FROM PLANNING BOARD REPRESENTATIVES – CMRPC

Mr. Hassinger stated the CMRPC was having an executive committee workshop to determine in what direction they will go for the most important issues in the region. Mr. Hassinger requested all to let him know of any input on the regional level, as they will be setting directions some time in January.

MOTION by Mr. Parsons, **SECOND** by Mr. Hassinger, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 7:35 p.m.

A handwritten signature in black ink, appearing to read 'Peter Parsons', written over a horizontal line.

Peter Parsons, Clerk

